

MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, MAY 20, 2013, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER:

Mayor Rankin called the meeting to order at 6:04 p.m.

ROLL CALL:

Present: Rankin, Celaya, Hawkins, Montaña, Walter, Woolridge
Absent: Smith

MOMENT OF SILENCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Ms. Doretta Allison, Chamber of Commerce Boardmember, provided an update of on the Greater Florence Chamber of Commerce activities. She listed the seven new members who joined the Chamber in May, 2013. She invited everyone to attend the Chamber luncheons held every third Tuesday at the Holiday Inn. They have added an "After Business Hours Mixer" on the first Thursday of the month, which will include live music and refreshments. They are also starting another event called "First Thursdays" which will include live music and refreshments.

PUBLIC HEARING AND PRESENTATIONS

Public Hearing on the 2013-2023 Land Use Assumptions and Infrastructure Improvements Plan.

Ms. Becki Guilin, Finance Director, stated the Town has been working on the Development Impact Fee study for several months. The draft document has been on file with the Town Clerk's Office and available on the Town of Florence website for review. The Town has also advertised the Public Hearing and have mailed developers that have interest in the Town of Florence.

Ms. Guilin stated new legislation requires a Public Hearing to be held on the Land Use Assumptions and Infrastructure Improvements Plan, followed by Council approval or disapproval within 60 days. The Infrastructure Improvements Plan and Land Use Assumptions are part of the basis for calculation of impact fees. A resolution to adopt the Infrastructure Improvements Plan and the Land Use Assumption will come before the Town Council on July 1, 2013.

Mayor Rankin inquired the number of hits on the website as well as how many people came in to view the documents.

Ms. Guilin stated she didn't know the number of hits and no one came in to view the documents.

Mayor Rankin opened the Public Hearing.

Mr. Clancy Mullen, Duncan Associates, provided a Power Point presentation to Council which outlined the changes being made to the Development Impact Fees in order to be compliant with SB 1525. He explained the various increases and decreases in fees, as well as which areas would be impacted.

Mr. Mullen discussed the following:

Major Policy Implications:

- Roads
 - o Lower road fees in Merrill Ranch CFDs (funding major roads)
- Library
 - o Construct a minimum 10,000 sq. ft. library in the next 10 years
 - o Fund \$1.68 million from other sources (pay for existing deficiency)
- Parks
 - o Cease collecting park fees in Merrill Ranch area (outside service area)
- Fire
 - o Lower fees in Merrill Ranch CFDs (funding Anthem station)
- Water/Wastewater
 - o No fees in North Florence Improvement District (funding system acquisition)
 - o Will need to give credit for developer-installed master plan lines

Current and proposed non-utility fees

Current and proposed utility fees

Current and proposed fee summary

SB1525 requirements for August 1, 2014

- Identify service areas for each facility type
 - o Prepare land use assumptions for next 10 years
 - o Establish levels of service
 - o Describe existing facilities by service area
 - o Analyze existing capacity, usage and commitments
 - o Project future service units attributable to growth
 - o Determine 10-year needs attributable to growth (IIP)
 - o Establish new fee schedule

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SB1525 Compliance

- By January 1, 2012
 - o Ceased collecting sanitation fees
 - o Ceased collecting general government fees
 - o Ceased collecting library fees
 - o Reduced fire/police fees to remove administrative equipment
 - o No changes required to transportation or utility fees
 - o Earmarked future fees to be spent only on eligible improvements
- By August 1, 2014
 - o Identify service areas
 - o Prepare and adopt land use assumptions/infrastructure plan
 - o Prepare and adopt impact fee study/ordinance
 - o Conduct biennial audit every two years following adoption of IIP
- Adoption Timeline
 - o Public Hearing on LUA/IIP – May 20, 2013
 - 30 day period before adoption
 - o Adoption of LUA/IIP and Notice of Fees – July 1, 2013
 - 30 day notice period
 - o Public Hearing on study/ordinance – August 5, 2013
 - 30 day period before adoption
 - o Adoption of Study/Ordinance (September 16, 2013)
 - 75 day period before effective
 - o Effective date – December 1, 2013

Service Areas

- Recommended service areas
 - o Transportation – (1) town-wide
 - Restricted to arterials/major collectors
 - o Fire and Police – (1) town-wide
 - o Library – (1) town-wide
 - o Parks – (1) “central” area
 - Restricted to “neighborhood parks”
 - o Water/wastewater – (2) north and south of river
 - Includes cost of master plan lines

Land Use Assumptions

- Growth projections by service area
- Must cover at least 10 years (2013-2023)
 - o Will not affect impact fee calculations
- Existing based on:
 - o Building permit and Census block data (residential)
 - o CAG estimates (nonresidential except prisons)
 - o Town prison survey (prisoners)
- Projections based on:
 - o CAG 5-year growth assumed over 13 years (2010-2023)
 - o Equates to 250 new housing units each year (vs. 900 per CAG)

2013-2023 Housing Unit Projections

Planned Costs Revenues 2013-2023

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Recap

- Roads
 - o Lower road fees in Merrill Ranch CFDs (funding major roads)
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- Parks
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Discussion occurred on assessment of development impact fees through the building permits, based on construction costs.

Councilmember Celaya inquired if there will be any impact fees to the existing customers and inquired how construction costs will be calculated.

Mr. Mullen stated there will be no impact fees to the existing customers and construction costs are based on the current market. The plan needs to be updated a minimum of every five years; however the plan can be updated sooner if they so choose, especially if construction costs change dramatically. Impact fees can be assessed on redevelopment but it would only be on the portion that is a net increase from what it was there before.

Mayor Rankin inquired about the proposed annexation areas. He inquired how the Town can capture impact fees for parks and if the residents will be excluded from using the existing parks.

Mr. Eckhoff stated that the Town does not have any physical parks in the area that are proposed for annexation. The Town would be able to collect a small fee and the Town would have to pay the remaining costs for the park. If impact fees are collected, the park must be built within a certain time frame. There are also other correlations that must also be met. The Town would fund the majority of the costs for parks in that area.

Discussion occurred on parks within areas to be annexed and how funding can be obtained to serve the deficiency. Discussion also occurred on funding for a library and how revenues from the impact fees can be used.

Councilmember Celaya inquired if the Town could use improvement districts could be utilized for parks.

Mr. Eckhoff stated that improvement districts could be very challenging. He explained various ways for possible funding and ways to address the deficiency.

Discussion occurred on the funding and building of a new library.

Mayor Rankin closed the Public Hearing.

Greater Florence Chamber of Commerce presentation of an award to the Pinal County Federal Credit Union for being May's Chamber Business of the Month.

Susan Kerestes, Greater Florence Chamber of Commerce Executive Director, presented Jennifer Nathaniel, Pinal County Federal Credit Union Branch Manager, with the award for May's Chamber Business of the month for their outstanding service to the community and in support of the Chamber.

Ms. Nathaniel stated that they are honored to be chosen as Business of the Month. She stated that the Chamber has been instrumental in the continuous growth of the credit union. They are very proud to be a part of Florence for over 50 years.

CONSENT: All items indicated by an (*) will be handled by a single vote as part of the Consent Agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

***Adoption of Resolution No. 1393-13:**

Mr. Mark Eckhoff, Community Development Director, read Resolution No. 1393-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, SUPPORTING APPLICATION TO THE TOHONO O'ODHAM NATION FOR STATE-SHARED REVENUE GRANT FUNDS TO PURCHASE A POLICE TRAINING SIMULATOR.

***Adoption of Resolution No. 1394-13:**

Mr. Mark Eckhoff, Community Development Director, read Resolution No. 1394-13 by title only.

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RE-SUBDIVISION OF LOTS 40 THRU 45 INCLUSIVE AND LOTS 63 THRU 65 INCLUSIVE, LOCATED WITHIN THE RE-SUBDIVISION OF ANTHEM AT MERRILL RANCH UNIT 18; REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.

***Authorization to enter into an Intergovernmental Agreement Amendment for continued partnership with the Arizona State Parks Board for operation of McFarland State Historic Park.**

***Appointment of Judy Hughes to the Florence Industrial Development Authority Board, with a term to expire December 31, 2013.**

***Approval of the April 15 and May 6, 2013, Town Council minutes.**

***Receive and file the following board and commission minutes:**

October 25, 2012 Parks and Recreation Advisory Board minutes.

On motion of Councilmember Montaña, seconded by Councilmember Walter, and carried to approve the Consent Agenda, as written.

**UNFINISHED BUSINESS
Ordinance No. 595-13:**

Mr. Mark Eckhoff, Community Development Director, read Ordinance No. 595-13 by title only.

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, TO PROVIDE INCREASES IN NEW RATES AND FEES FOR WATER AND WASTEWATER TREATMENT.

Ms. Guilin stated that the Town held a Public Hearing on May 6, 2013, for the increase of new rates and fees for water and wastewater treatment.

On motion of Councilmember Hawkins, seconded by Councilmember Woolridge, and carried to adopt Ordinance No. 595-13.

CALL TO THE PUBLIC

There were no public comments.

CALL TO THE COUNCIL

Councilmember Montaña requested an update on the barricades on Attaway Road.

Councilmember Walter invited everyone to participate in the Town events.

Mayor Rankin stated he attended the grand opening of the National Guard training facility. They have plans to expand the facility on both sides of SH79. They hope to become a training center for the western United States, which will be an asset to the

Town. He said he was also approached by an individual who wants to bring a business to Florence, which would employ approximately 52 people.

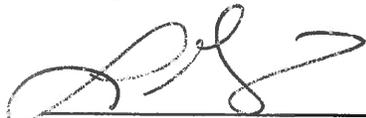
ADJOURNMENT

On motion of Councilmember Woolridge, seconded by Councilmember Celaya, and carried to adjourn the meeting at 6:53 pm.



Tom J. Rankin, Mayor

ATTEST:



Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on May 20, 2013, and that the meeting was duly called to order and that a quorum was present.



Lisa Garcia, Town Clerk